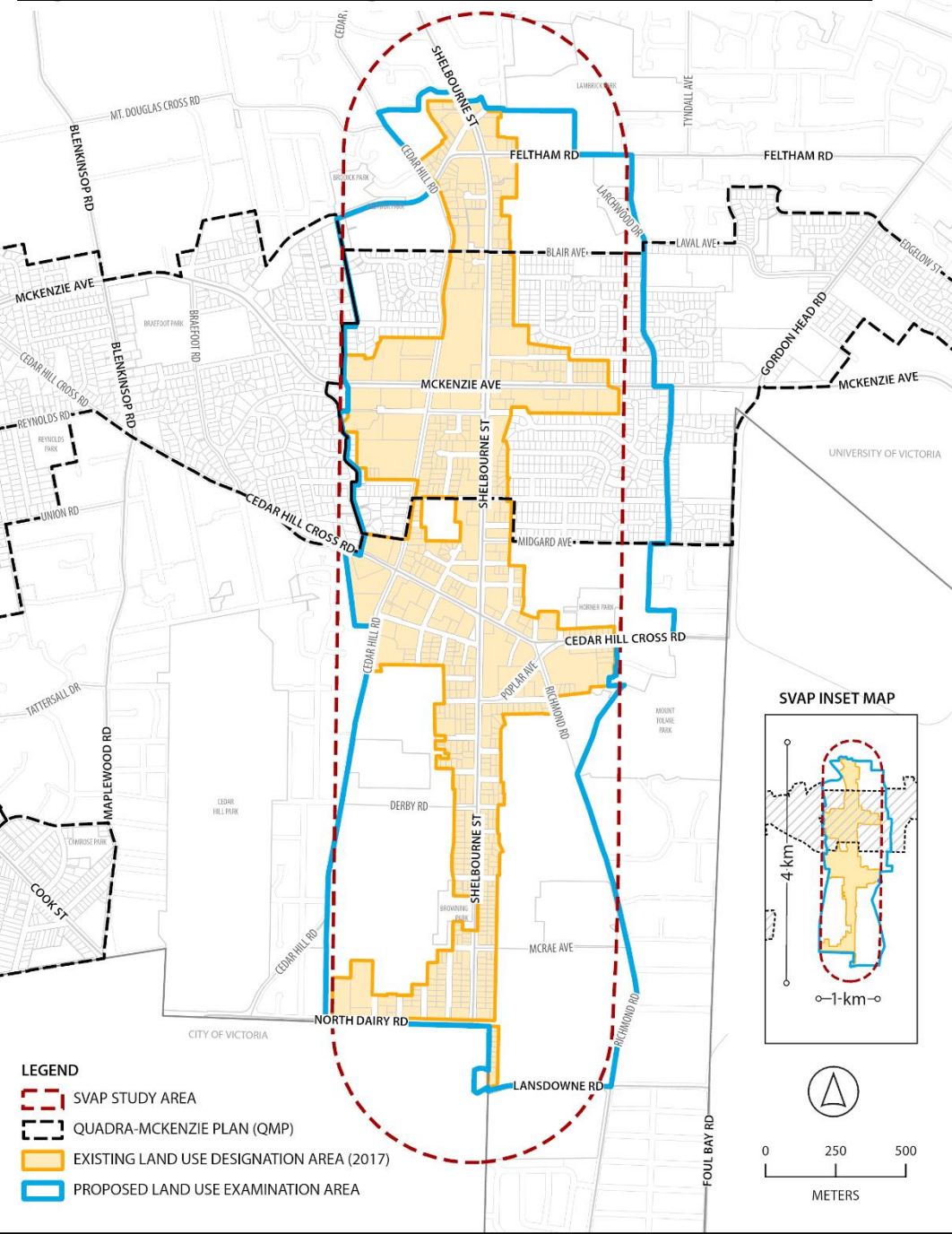


# Purpose of SVAP Update

- To evaluate changes and update land use designations and policies to align with the OCP and address planning priorities
- Key objectives of the plan update are to:
  1. Assess the Plan's implementation progress
  2. Identify trends, issues and policy changes impacting Plan implementation
  3. Determine necessary Plan changes

**Figure 1: Map Showing Boundaries for the Study Area**



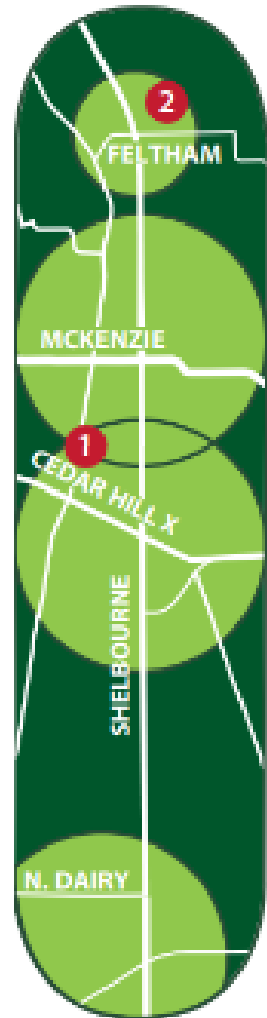
# Project Scope and Process

- 11-month Update Process
- Mostly focused on land use changes
- Shelbourne Street Improvement Project is out of scope
- Integrate the Quadra McKenzie Plan land use designations in the McKenzie-Shelbourne Centre

# Upcoming Engagement



The Shelley



Have your say in the update of the Shelbourne Valley Action Plan

## Online Sessions

**FRI, NOV 15**  
12:00 pm - 1:30 pm

Online at  
[saanich.ca/svp](https://saanich.ca/svp)

**TUES, NOV 19**  
7:00 pm - 8:30 pm

Online at  
[saanich.ca/svp](https://saanich.ca/svp)

## Open Houses

**THURS, NOV 21**  
4:00 pm - 8:00 pm

**1** **St. Luke Cedar Hill  
Anglican Church**  
3821 Cedar Hill Cross Rd

**TUES, NOV 26**  
3:00 pm - 9:00 pm

**2** **Gordon Head  
Recreation Centre  
Multi-Purpose Room**  
4100 Lambrick Park Way



# Zoning for Small-Scale Multi-Unit Housing (SSMUH)

# Small-Scale Multi-Unit Housing (SSMUH) Legislation

- Bill 44 - the Province amended the Local Government Act in December 2023
- Zoning amended to allow 3,4 or 6 homes on lots within the Urban Containment Boundary, previously zoned for single detached or duplex use
- 6 unit areas are based on transit service, as defined in the legislation
- Aim to increase housing supply and housing types in Neighbourhood areas

# Saanich Approach

- Revised Neighbourhood Homes Terms of Reference approved December 9th 2023 - Use the Provincial Policy Manual to guide zoning changes
- Consider alignment with OCP
- Ensure the viability of infill development
- Ensure the livability of new units, including through supporting open site space that will support tree planting / retention
- Create flexible regulations that support multiple unit types and tenures
- Support retention of existing homes
- Scale regulations to the number of units provided

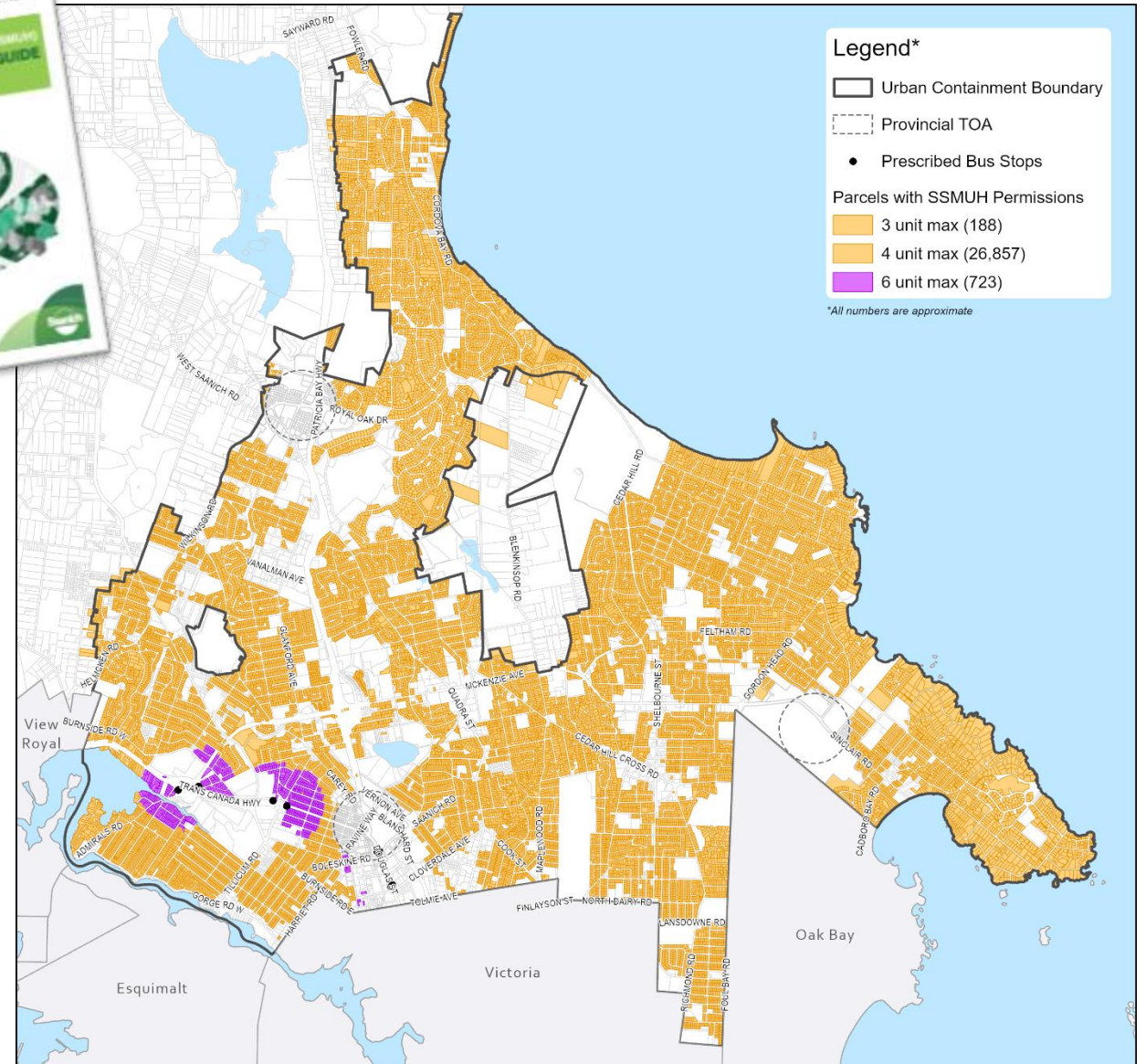
# Map of Eligible Lots



Small Lots	188
Regular Lots	23,548
Large Lots	3,497
Transit Proximity Lots	723

Exemptions for lots that are

- Completely outside of the Sewer Service area
- Greater than 4050 m<sup>2</sup> that are within Primary Growth Areas
- Located within a Provincially-designated Transit Oriented Area



## Legend\*

- Urban Containment Boundary
- Provincial TOA
- Prescribed Bus Stops
- Parcels with SSMUH Permissions
  - 3 unit max (188)
  - 4 unit max (26,857)
  - 6 unit max (723)

\*All numbers are approximate

Map is for information only.  
Exemptions are not shown.

# Key Zoning Amendments to Achieve SSMUH

1. Increase the number of dwelling units to three, four, or six depending on lot size and location
2. Permit both a secondary suite and a garden suite on eligible lots
3. Add “small-scale multi-unit housing” as a permitted use on eligible lots
4. Add Schedule G to regulate small-scale multi-unit housing forms (Houseplexes) - Regulates height, setbacks, open site space, etc. on SSMUH lots.

